



## 202 Ballysillan Road , Belfast, BT14 7QS

**Offers Over £105,000**

Extended Red Brick Semi Detached Villa With Private Gardens In Ever Popular Location

Situated within this ever popular location with this attractive extended semi detached villa offers the perfect accommodation for a young couple, first time buyer or investor alike. The extended interior comprises 3 bedrooms, through lounge, modern fitted kitchen with breakfast bar and recently installed white bathroom suite. The dwelling further offers recently installed gas central heating, recently installed uPvc double glazed windows, pvc fascia & eaves, rain water goods and has been well maintained and significantly improved over recent years but now offers a fantastic opportunity to maximise the potential of this much loved family home.

Southerly rear patio gardens, driveway parking, low outgoings and obvious further potential make this is a unique opportunity not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 202 Ballysillan Road , Belfast, BT14 7QS



- Extended Red Brick Semi Detached Villa With Private Gardens
- Recently Installed White Bathroom Suite
- Recently Installed Upvc Double Glazed Windows & Doors
- Fantastic Opportunity
- 3 Bedrooms
- Extended Fitted Kitchen With Breakfast Bar
- Driveway Parking
- Through Lounge
- Recently Installed Gas Central Heating
- Southerly Patio Gardens

## Entrance Hall

Upvc double glazed entrance door, Lvf flooring.

## Through Lounge

23'2" x 10'7" into bay (7.08 x 3.23 into bay)

Fireplace with brick surround, double panelled radiator x 2.

## Lobby

## Bathroom

Modern white suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, pvc panelled/partially tiled walls, Lvf flooring, double panelled radiator.

## Extended Kitchen

13'1" x 8'9" (4.01 x 2.68)

Single drainer stainless steel sink unit with mixer tap, excellent range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, breakfast bar, understairs storage, double panelled radiator, pvc door to rear.

## First Floor

Landing, access to floored roofspace, paneled radiator.

## Bedroom

8'8" x 6'11" (2.65 x 2.13)

Panelled radiator.

## Bedroom

11'5" x 7'6" (3.48 x 2.30)

Panelled radiator.

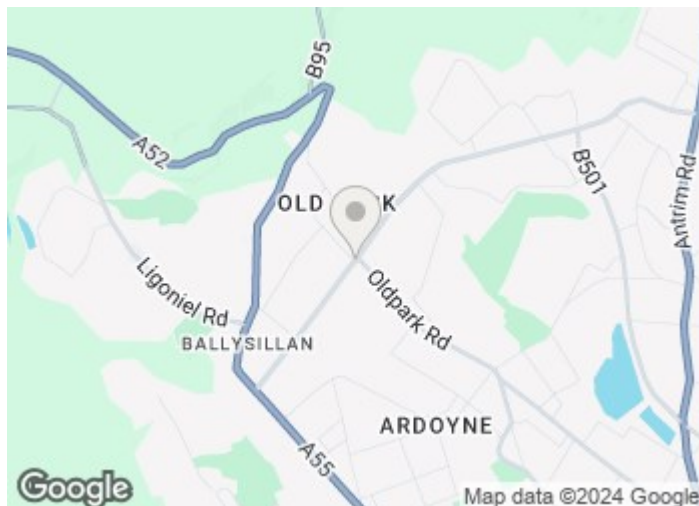
## Bedroom

13'7" x 10'9" (4.16 x 3.30)

Panelled radiator, built-in storage.

## Outside

Tarmac driveway via entrance gates, hard landscaped gardens to rear in concrete pavers, vertical panel fencing, timber shed, outside tap.



## Directions

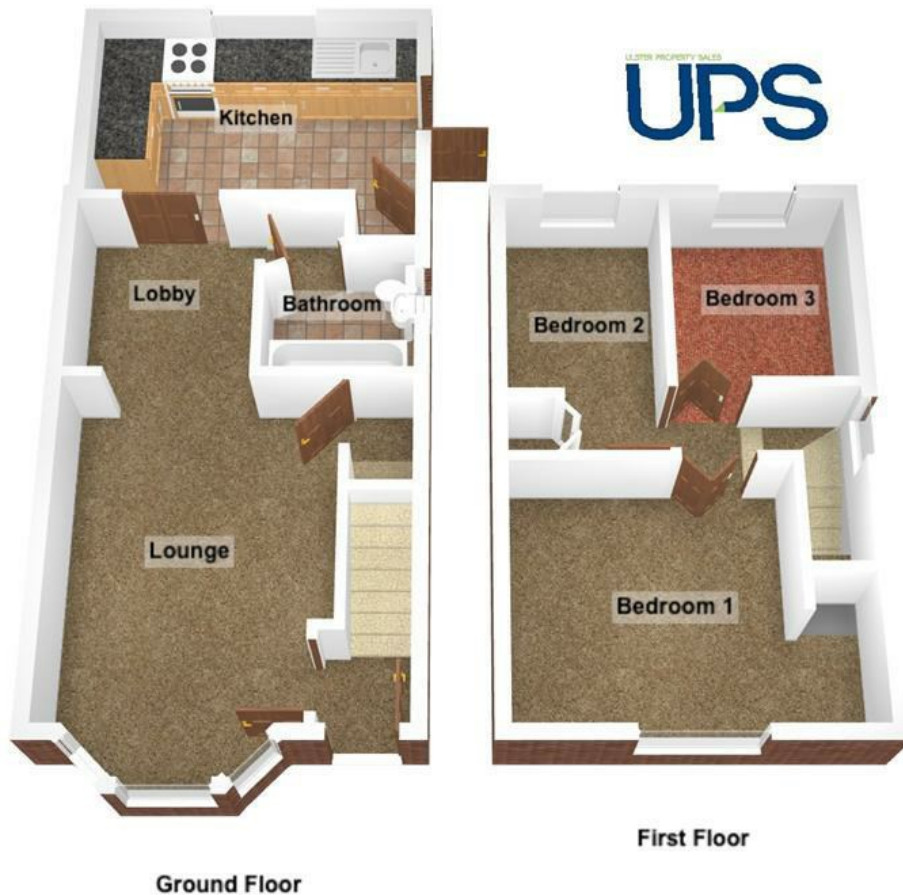






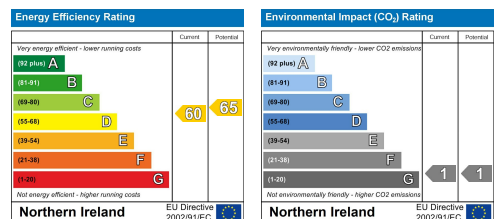
# Floor Plan

202 Ballysillan Road, BELFAST, BT14 7QS



Total Area: 57.9 m<sup>2</sup> ... 624 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN 028 9060 5200
- BALLYHACKAMORE 028 9047 1515
- BALLYNAHINCH 028 9756 1155
- BANGOR 028 9127 1185
- CARRICKFERGUS 028 9336 5986
- CAVEHILL 028 9072 9270
- DOWNPATRICK 028 4461 4101
- FORETSIDE 028 9064 1264
- GLENGORMLEY 028 9083 3295
- MALONE 028 9066 1929
- NEWTOWNARDS 028 9181 1444
- RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark